



City of Hudson, Ohio

CD Meeting Agenda - Final-revised Architectural & Historic Board of Review

Allyn Marzulla, Chair
David J. Drummond, Vice Chair
Laura Church, Secretary
Rachel Czyzak
James H. Grant
Arthur Morris
Jim Seiple

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, July 22, 2015

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2015-252](#) 118 West Streetsboro Street**
Sign (building sign - **Coco Chic Tans**)
Submitted by Susie Bassam
- B. [2015-284](#) 849 Seasons Road**
Sign (ground sign - **Seasons Greene Eco-Industrial Park**)
Submitted by KGK Gardening and Design
- C. [2015-280](#) 112 First Street**
Sign (two building signs and one projecting sign - **Olympia Sports**)
Submitted by Neokraft Sign Company
- D. [2015-290](#) 3056 Middleton Road**
Accessory Structure (alterations to previously approved detached garage)
Submitted by Construction and Remodeling Experts - *BZBA approval of a variance to allow an accessory structure detached garage in the side yard on April 17, 2014 - Docket #2014-08 - no recommendation*

V. New Business

- A. [2015-282](#) 50 Division Street**
Accessory Structure (storage shed)
Submitted by Eric Chupack - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *Suggest removing the shutters from the proposed window since shutters do not exist on the main building.*
b) *Identify the existing gravel area on the site plan. Confirm the gravel will be removed and grass planted.*
c) *The zoning certificate will not be issued until after the grass has been planted.*
- B. [2015-286](#) 300 North Main Street**
Accessory Structure (detached garage)
Submitted by John Pouliot - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- C. [2015-073](#) 5890 Nicholson Drive**
Addition (Screened-in porch and deck)
Submitted by Brandon Hayes - *BZBA approval of a variance to the required stream corridor setback on July 16, 2015 - Docket #2015-07 - no recommendation*
a) *AHBR member suggests screens in the gable or siding to match the house in place of the proposed glass.*
b) *AHBR member suggests spacing the vertical skirting boards to allow for air circulation.*
c) *The zoning certificate will state the screened porch cannot be converted to a glass enclosure without incorporating a foundation to match the house.*
- D. [2015-283](#) 2746 Blue Heron Drive**
Addition (third garage bay and first floor master bedroom addition)
Submitted by Finley and Sons Builders Inc.
a) *Question the use of grids in the new windows at the side elevation of the exiting house and not on the side elevation of the addition.*
b) *The existing house has a brick foundation at the front and sides and concrete block at the rear. The proposed additions incorporate foundation materials to match.*

- E. [2015-293](#) **7400 Valerie Lane****
- Addition (convert existing garage to living space and add new attached garage)
- Submitted by John and Patricia Caputo - *BZBA approval of a variance of thirteen feet to the required rear yard setback on July 16, 2015 - Docket #2015-08 - no recommendation*
- a) AHBR informally reviewed these plans at the May 27, 2015 meeting and discussed the applicable design standards related to the variance request.*
 - b) The design standards state large expanses of black walls should be avoided and fenestration placement should be at a maximum of approximately every twelve feet. Suggest adding a window at the rear or adjusting the placement of the proposed windows to meet this requirement.*
 - c) Remove the note indicating the existing front door will be removed.*
 - d) Conditional upon approval from City Arborist on landscape screening. Identify on the site plan the location of the five white pine trees to be planted.*
- F. [2015-294](#) **5674 Humelsine Drive****
- Addition (third garage bay)
- Submitted by Precision Siding and Construction - *BZBA approval of a variance to allow the doors of an attached garage to face the street on July 16, 2015 - Docket #2015-05 - no recommendation*
- a) Incorporate shutters at the proposed window at the right side elevation.*
 - b) The design standards state materials should be consistently applied on all sides of a mass. The plans propose reusing the existing aluminum siding at the front elevation and vinyl siding at the side and rear.*
- G. [2015-260](#) **6662 Rosewood Trail** (The Reserve at River Oaks S/L 16)**
- New Residential Construction (two-story single family house)
- Submitted by Pulte Homes - *site plan NOT OK - tree plan OK - growth management OK - look alike OK - no recommendation*
- a) Conditional upon approval from City Consultant Engineer.*
- H. [2015-257](#) **6753 Majestic Oaks Drive** (The Reserve at River Oaks S/L 46)**
- New Residential Construction (two-story single family house)
- Submitted by Pulte Homes - *site plan NOT OK - tree plan OK - growth management OK - look alike OK - no recommendation*
- a) Conditional upon approval from City Consultant Engineer.*
- I. [2015-258](#) **6726 Majestic Oaks Drive** (The Reserve at River Oaks S/L 41)**
- New Residential Construction (two-story single family house)
- Submitted by Pulte Homes - *site plan NOT OK - tree plan OK - growth management OK - look alike OK - no recommendation*
- a) Conditional upon approval from City Consultant Engineer*

VI. Other Business**A. [TMP-1418](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

Attachments: [July 8, 2015 meeting minutes - DRAFT](#)

[October 10, 2012 meeting minutes - DRAFT](#)

B. Substitute Materials Code Amendment**VII. Adjournment**

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The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.